

Development Review Board Application Narrative for:

WHISPER ROCK GOLF CLUB – PHASE II

Near the N.W.C. of Lone Mountain & Hayden Roads

Scottsdale, Arizona

LOCATION.

Grayhawk Development acquired the Whisper Rock project at the northeast corner of Lone Mountain and Scottsdale Roads in late 1998. The Grayhawk ownership comprises approximately 960 acres. An 80-acre commercial parcel on Scottsdale Road (Scottsdale Summit) was held by State Farm and is not a part of the Grayhawk ownership. The Whisper Rock project is located between Pima and Scottsdale Roads, and Dove Valley Road alignment on the north and Lone Mountain Road on the south. An existing 320-acre subdivision Pinnacle Peak Ranchos exists between Lone Mountain and Ashler Hills Roads bounded by Hayden and Pima Roads.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. Since that time, the first eighteen holes of the Golf Club and interim clubhouse have been constructed. The Development Review Board has previously approved the Master Environmental Design Concept Plan and preliminary plats for the first four residential neighborhoods within Whisper Rock. In November 2000, the Scottsdale City Council unanimously approved plans for the second phase of the community including the next golf course component, golf club member casitas and additional custom homesites.

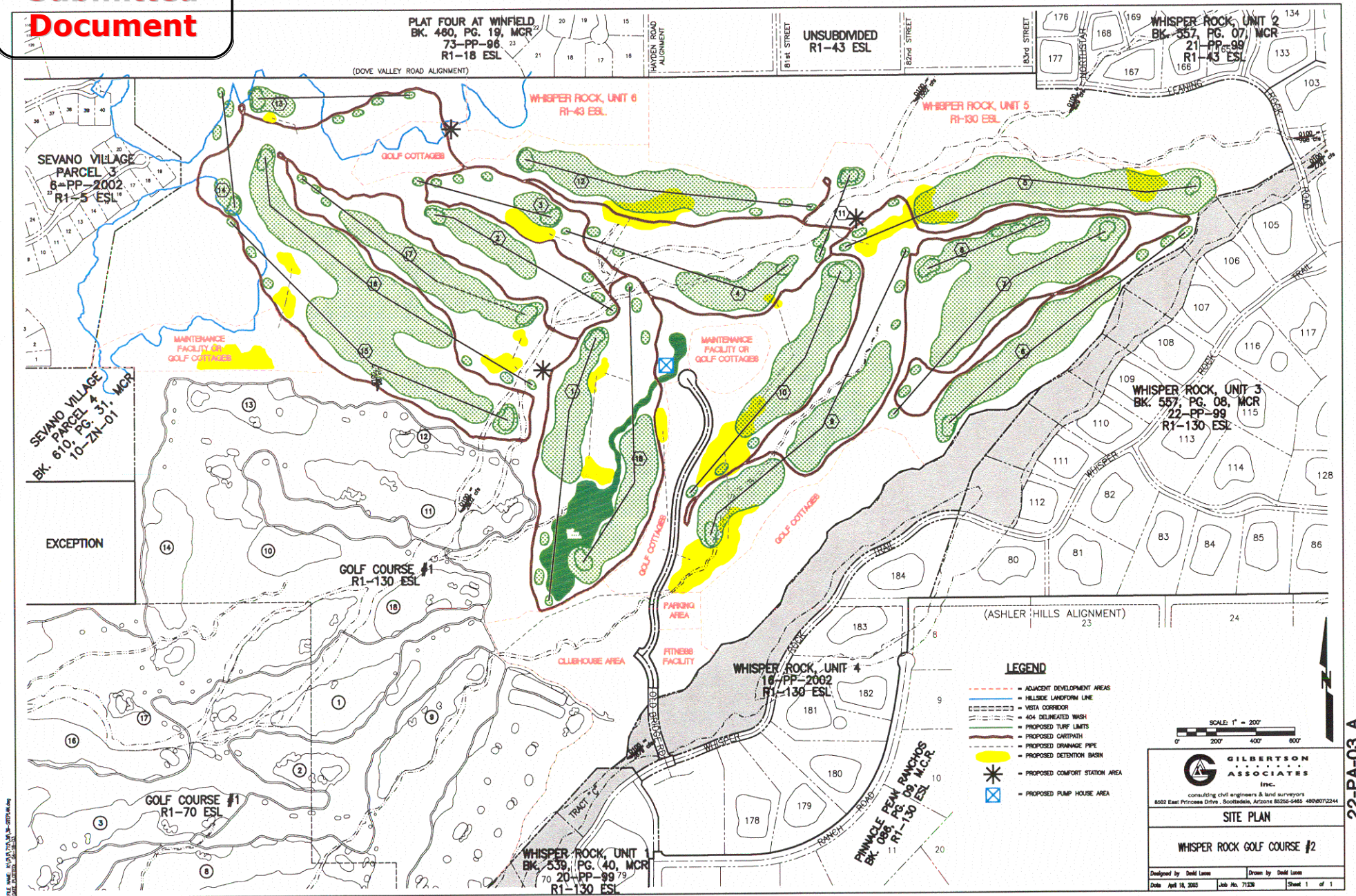
In June of 2002 the DRB approved the plans for the permanent club house which will serve the existing and proposed golf courses.

The Scottsdale City Council recently approved a revision to the golf course Use Permit for this second course.

REQUEST.

This application has been prepared to secure a Development Review Board [DRB] approval for the second 18-hole championship golf course within the Whisper Rock community. The proposed golf course is approximately 175-acres and will include 18 holes of golf, NAOS and other ancillary uses such as parking. In addition, the applicant includes a request for architectural approval of the golf course comfort stations [restrooms]. The structures will be duplicates of the previously approved facilities on the existing course.

Applicant Submitted Document



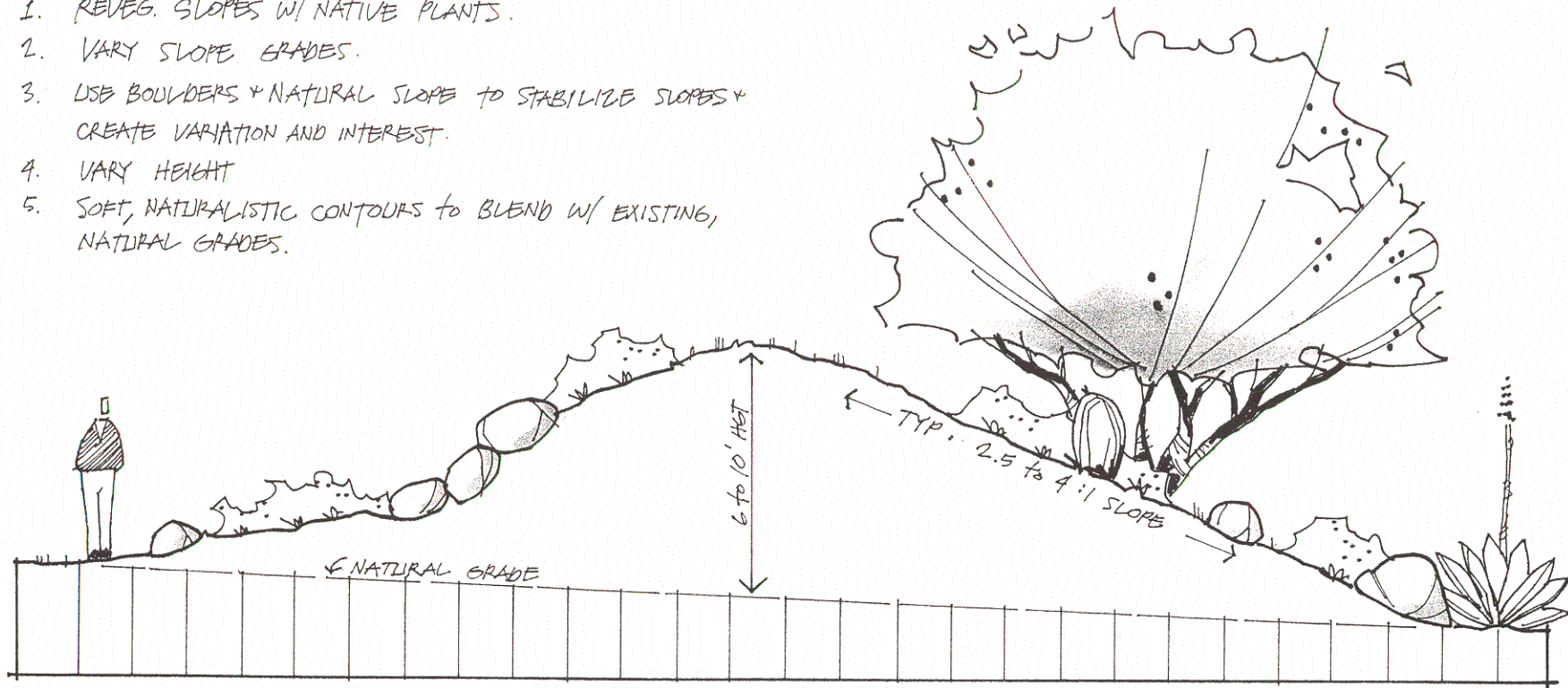
ATTACHMENT #5

67-DR-1999#2
05/22/2003

22-PA-03 A

BERM / MOUNDING CONCEPTS ...

1. REVEG. SLOPES W/ NATIVE PLANTS.
2. VARY SLOPE GRADES.
3. USE BOULDERS & NATURAL SLOPE TO STABILIZE SLOPES & CREATE VARIATION AND INTEREST.
4. VARY HEIGHT
5. SOFT, NATURALISTIC CONTOURS TO BLEND W/ EXISTING, NATURAL GRADES.



GOAL : USE BERM TO PROVIDE & ENHANCE GOLF SAFETY AND STRATEGY ^{AND} SCREEN FUTURE GOLF MAINTENANCE BUILDING.

Golf Course Berm Feature

ATTACHMENT #6

**Applicant
Submitted
Document**

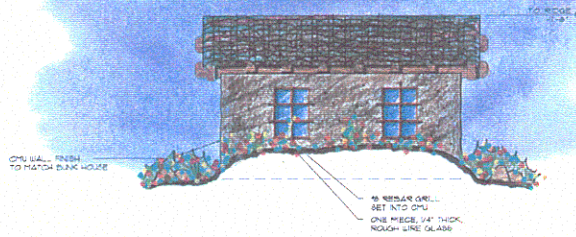
67-DR-1999#2
05/22/2003

Whisper Rock Golf Course - Phase II

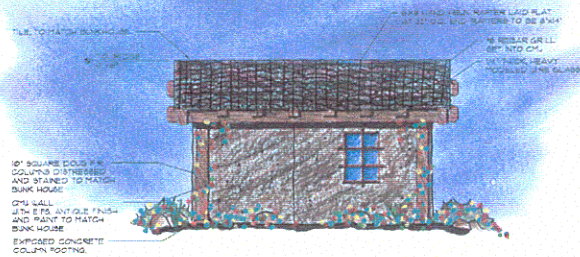
For: Grayhawk Development

By: Tornow Design Associates

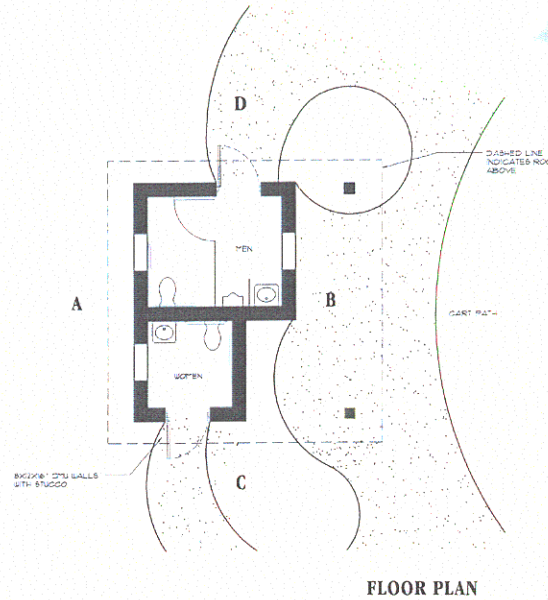
Applicant Submitted Document



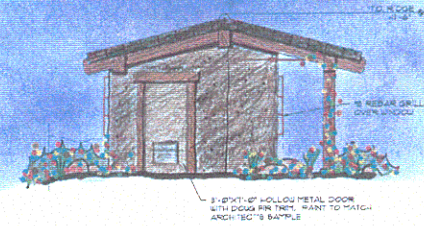
SIDE A



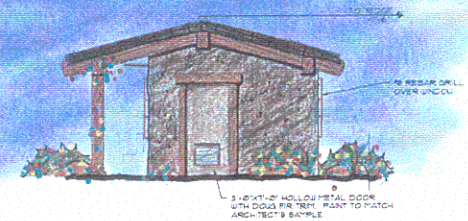
SIDE B



FLOOR PLAN



SIDE C



SIDE D

DFA 01110

01 APRIL 2003



WHISPER ROCK GOLF CLUBHOUSE COMFORT STATIONS

